

SAMMAMISH RIDGE ESTATES

With Suver & Burnstead, the beauty is in the details...
the many, marvelous details.

Estate-worthy Living

Pass through an exclusive gated entry to this limited collection of privacy-graced, estate-sized homesites - each further enhanced by private lakefront access with deeded dock and moorage. East Lake Sammamish Trail-linked recreation is within easy walking distance – and commutes to downtown Redmond, Microsoft and Highway 520 are close and quick.

Gourmet Kitchen

Host the grandest of entertainment with an array of Wolfe stainless steel appliances, including a 48-inch dual fuel range, microwave, warming oven, and ASKO dishwasher – plus a Subzero 48-inch built-in refrigerator and under-counter beverage center. Custom walnut cabinets with dovetailed drawers and soft-close hinges accentuate the massive honed Carrara slab island with floating eating bar and the stunning honed black granite slab countertops with infinity ends and full-height textured marble backsplash. The 12 ft. Nana-wall opens onto an entertainment-sized covered deck with precast pavers and radiant ceiling heaters. Generous space is provided for a future built-in BBQ center.

Impeccable Interiors

From subtle to bold, 13 ft. tall ceilings reign over the foyer, formal dining room and great room, while 10 ft. ceilings maximize other main and lower floor living spaces. All four fireplaces boast custom face details, while an impressive 8 ft. tall glass wall provides dramatic display of the spacious wine room. Doors from the covered patio lead to a generous game room with an adjoining media room with fireplace and entertainment-ready wet bar. A private studio suite with outside entrance provides flexible living solutions. The spacious main floor laundry/mud room with center island craft station provides ample solutions for an active lifestyle, while a second lower level laundry room provides flexibility in design.

Unparalleled Finishes

Brilliantly crafted millwork and detailing spans throughout the home. An impressive two-story walnut-paneled feature wall becomes the focus of the formal areas, while the dramatic floating steel stair with custom steel railing and solid oak treads provides a graceful transition into the lower level living spaces. Marvel at the see-through stone fireplace with floating steel mantel that separates the entry and great room, or the custom basalt tile wall spanning the full length of the powder room. Walnut doors, custom cabinets and designer chosen finishes blend seamlessly and emphasize the commitment to quality.

Magnificent Master Suites

Revel in the warmth of the contemporary gas fireplace with full height limestone tile. Dramatic bath amenities include a 10 ft. tall marble shower featuring a full-height glass panel wall, zero-entry floor and infinity drain, floating walnut vanities with honed Carrara slab counters and custom mirror surround. The generous master closet features built-in California closet systems with center-island and slab top.

Exquisite Exteriors, Energy Efficiency and More

Architectural elegance meets ultimate technology throughout. Exquisite clear cedar siding and soffits, tile roof, Pella clad wood windows, stone and stucco highlight the streetscape – while the covered main floor waterproofed deck features radiant ceiling heaters for multi-season use. A 4-car garage includes ample space to store your vehicles with a separate overhead door providing easy access to the spacious and sunny back yard. Radiant floors maintain comfortable temperatures throughout the lower level, while a high-efficiency gas furnace and air conditioner provide year round comfort for the main level. Separate heating & cooling for the studio provides energy-efficient options. Extensive LED lighting throughout the interior and exterior fixtures deliver longer life and energy efficiency.

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The Torrance

HOMESITE 1 | 3.7 ACRES

18827 NE 49th Place
Sammamish, WA 98074

\$3,900,000

Kathleen Pennington

(425) 890-2122

KATHLEENPENNINGTON@MSN.COM

www.burnstead.com

John L. Scott
REAL ESTATE

SUVER & BURNSTEAD
CUSTOM HOMES

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Main Floor
3,416 SQ FT



Lower Floor
2,341 SQ FT



Upper Floor
587 SQ FT



The Torrance

- 6,344 sq. ft. finished living space
- 5 bedrooms, 5.5 bathrooms
- Guest studio apartment
- 4-car garage - 1,260 sq. ft.
- Great room, formal dining room & library
- Main floor master suite
- Rec room, game room & wine room
- Main floor laundry/mud room & lower floor laundry

HIGHLIGHTS

Deeded lakefront community dock with private moorage slip for each homesite

Award-winning programs in Lake Washington School District's Blackwell Elementary, Ingelwood Middle and Eastlake High Schools

Close proximity to downtown Redmond, Highway 520 and Microsoft; walking distance to East Lake Sammamish Trail

Private gated community with estate homesites

www.burnstead.com

The Burnsteads, in an effort to continuously improve our homes, reserves the right to change or modify floor plans, elevations and specifications without notice or obligation. Dimensions and square footage are approximate. Decorative architectural features are optional and should be verified per plan. Plans and elevations are artist illustrations and may not be to scale or drawn with the same construction materials that this home will be built with. See our sales representative for more information.